
SAN JOSE 2020 GENERAL PLAN

Appendix F

Mixed Use Inventory

Adopted August 16, 1994

Department of Planning, Building and Code Enforcement • City of San José, California

The following inventory of mixed use designations must comply with the Mixed Use with No Underlying Land Use Designation criteria that includes:

- A minimum of two uses must be combined to use this designation with no use occupying less than 10% of the site area or less than 10% of the total building square footage proposed.
- The uses to be combined must be described in terms consistent with the Land Use/Transportation Diagram designations.
- The uses and intensity ranges allowed for sites with this designation are listed below.

MIXED USE INVENTORY

Map Reference Number	Location	Amendment File Number	Use Mix	Use Intensity Range ¹
MU#1	NW/c of Murphy and Lundy Avenues	GP91-4-3	Medium Density Residential (8 DU/AC) or Medium High Density Residential (8-16 DU/AC) Neighborhood/Community Commercial	45-90 Dwelling Units 40,000 to 70,000 sq. ft. of gross building area
MU#2	NE/c 5th and Taylor Sts.	GP90-3-5	Very High Density Residential (25-40 DU/AC) General Commercial	15-20 Dwelling Units 1,000-3,000 sq. ft. of gross building area (at street level)
MU#3	SW/c 9th and Hedding Sts.	GP90-3-7	High Density Residential (12-25 DU/AC) General Commercial	56-166 Dwelling Units (56) 8,000-42,000 sq. ft. of gross building area (8,000)

¹Any numbers in parentheses represent the greatest allowable intensity in that use category when any other category in the combination is to be developed at the top of its range. Parenthetical intensities may be increased commensurate with decreases from top of the range intensities in other categories.

MIXED USE INVENTORY

Map Reference Number	Location	Amendment File Number	Use Mix	Use Intensity Range ¹
MU#4	W/s of King Rd., approx. 200 ft. S.of San Antonio St.	GP95-5-1 GP02-5-1/ GPT02-5-1	High Density Residential Private Recreation Public Park	Up to 250 detached or attached unit on approx. 14 to 16 acres & up to 120 senior units on approx. 2 to 3 acres 9-hole golf course on approx. 34 acres Public park on up to 4 acres
MU#5	Both sides of N. 13th Street between Hedding and Jackson Streets	GP98-3-7	General Commercial Medium High Density Residential (12-25 DU/AC)	0-14.2 acres (0) 0-256 Dwelling Units (0)
MU#6	SW/c of South 11th Street and East San Carlos Streets	GP99-3-5	Office Medium High Density Residential (12-25 DU/AC)	0-7,000 sq. ft. (0) 0-6 Dwelling Units (0)
MU#7	SE/c of South 11th Street and East San Carlos Streets	GP99-3-5	Office Medium High Density Residential (12-25 DU/AC)	0-4,300 sq. ft. (0) 0-6 Dwelling Units (0)
MU#8	NE/c of Park and Naglee Avenues	GP00-6-6	Medium High Density Residential (12-25 DU/AC) General Commercial	5-10 Dwelling Units 6,000-7,5000 sq. ft. of gross building area

MIXED USE INVENTORY

Map Reference Number	Location	Amendment File Number	Use Mix	Use Intensity Range¹
MU#9	Generally bounded by Stockton Ave., W. Julian Street, The Alameda, and Rhode Court	GP00-6-9	Medium High Density Residential (12-25 DU/AC) General Commercial	0-144 Dwelling Units (0) 0-7.0 acres (0)
MU#10	Generally bounded by Stockton Avenue, Cinnabar Street, and West Julian Street	GP01-T-30/ GP00-06-08	Residential Support for the Core Area (25+ DU/AC) General Commercial	Up to 230 dwelling units Up to 58,000 sq. ft.
MU#11	East side of Race Street, 250 feet north of W. San Carlos Street	GP01-06-05/ GP01-T-14	Medium High Density Residential (12-25 DU/AC) General Commercial	0 - 30 Dwelling Units Up to 10,000 sq. ft. of commercial/retail
MU#12	South side of Park Avenue, between Grand Avenue and Race Street	GP01-06-06/ GP01-T-15	Medium High Density Residential (12-25 DU/AC) General Commercial	30 - 90 Dwelling units Up to 20,000 sq. ft. of commercial/retail
MU#13	East side of Yucca Avenue, between Foxworthy and Hillsdale Avenues	GP01-09-02/ GP01-T-18	Medium High Density Residential (12-25 DU/AC) General Commercial	30-60 Dwelling units 3,000 - 9,000 sq. ft. of commercial/retail space

MIXED USE INVENTORY

Map Reference Number	Location	Amendment File Number	Use Mix	Use Intensity Range ¹
MU#14	West side of Meridian Avenue, approx. 350 feet northerly of Foxworthy Avenue.	GP01-09-03	Medium High Density Residential (12-25 DU/AC) General Commercial	80-160 Dwelling units 0 - 88,000 sq. ft. of commercial/retail space
MU#15 (All development in this area should follow the guiding principles and development regulations contained in the <i>Five Wound/ Brookwood Terrace Neighborhood Improvement Plan</i>)	Properties generally bounded by E. Julian Street U.S. Highway 101, E. Santa Clara Street, and No. 27th Street	GP01-03-12/ GPT01-03-12	Transit Corridor Residential (20+ DU/AC) General Commercial Public Park/Open Space Public/Quasi-Public	700-1,650 dwelling units 70,000-1,350,000 sq.ft. Minimum 4.5 acres 0-10 acres
MU#16	Both sides of Sunol Street between Savaker Street, Home Street and Highway 280	GP01-06-01/ GPT01-06-01	Multi-family-residential Office Public Park/Open Space	Up to 675 dwelling units Up to 625,000 sq. ft. Up to 4.6 acres

MIXED USE INVENTORY

Map Reference Number	Location	Amendment File Number	Use Mix	Use Intensity Range ¹
MU# 17	Generally bounded by Great Oaks Boulevard, Cottle Road, Pughkeepsie Road/ Boulder Boulevard, Monterey Highway and Highway 85	GP04-02-01/ GPT04-02-01	Industrial Mix	Up to 3.6 million square feet of industrial
			General Commercial	Up to 460,000 square feet of commercial
			Multi-Family Residential	Up to 2,930 dwelling units

¹Any numbers in parentheses represent the greatest allowable intensity in that use category when any other category in the combination is to be developed at the top of its range. Parenthetical intensities may be increased commensurate with decreases from top of the range intensities in other categories.
